

November 2022

H.G. EXPRESS
moving forward



INSIDE THIS ISSUE

Management News 2, 3, 4
Member News 5, 6, 7
Word Search 8
Recipes 9
Happy Ads 10
Hall Rental 11
Calendar 12



ATTENTION RESIDENTS

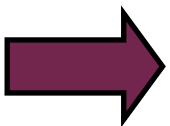
Alteration requests and pet requests must be received in the office no later than 5pm on Friday, November 11, 2022 to be reviewed at the Board of Directors meeting on November 17, 2022.

Thank you.

NOTICE

Please review pages 2 and 3 of the Hanover Express in regards to carrying charges, spigots inside the unit, and more.

IMPORTANT NEWS



Please make sure your unit number is written on your check **AND** envelope before it is turned into the office. Checks or money orders must be filled out in black or blue ink **ONLY**.

Thank you.

NO SENIOR MOVIES UNTIL FURTHER NOTICE

NO OPEN MEETINGS UNTIL FURTHER NOTICE

VISIT US AT HANOVERGROVE.COM

MANAGEMENT NEWS

BOARD OF DIRECTORS

Gary Niedojadlo, President
gniedojadlo@hanovergrove.com

JoAnn Poznanski, 1st VP
joannpoznanski@yahoo.com

David Wilson, 2nd VP
hocman333@aol.com

Patricia Kempf, Treasurer
pkempf53@gmail.com

Bernice Behrend, Secretary
bernice_behrend@yahoo.com

COMMITTEES & CHAIRPERSONS

Glynn Thompson—Grounds

COMMODITIES

Carla Boggs

SENIORS - MOVIE NIGHT

Bernice Behrend

HALL RENTAL

(586) 296-5464

Debbie Niedojadlo
hallrental@hanovergrove.com

MANAGEMENT COMPANY

Professional Property Services
(248) 644-4650
Dino DeMare

MANAGEMENT OFFICE

(586) 293-5150

Jeff Primo, Property Manager
jprimo@hanovergrove.com

Pamela Melton, Office Manager
pmelton@hanovergrove.com

Debbie Niedojadlo, Sales
sales@hanovergrove.com

Theresa Mullins, Office
tmullins@hanovergrove.com

Wilesha Wright, Recertification-
WWright@hanovergrove.com

Emily Mullins, Receptionist
frontdesk@hanovergrove.com

MAINTENANCE OFFICE

(586) 294-1910

Brad Mogge, Maintenance Supervisor
bmogge@hanovergrove.com

Ilham Manjo, Maintenance Coordinator
maintenance@hanovergrove.com

Maintenance Technicians

Troy Folgman
David Sullivan
Shannon Greshan
Todd Mitchell
Randy Dockery
Robert Konvinski
Clifford Stennerich

Grounds

Steven Crandall, Supervisor
Michael Browne
John Domanski

MANAGEMENT NEWS

Hello Everybody and Happy November! It's that time of year again when we count our blessings and consider all that we have to be grateful for. I am personally grateful for Hanover Grove Cooperative as I'm sure that many of you are as well. It's a great community that provides its' members with a safe place to live, an award winning school system, prompt public services, and 24 hour maintenance! Affordable housing in today's current housing market is certainly something that we can all be grateful for.

With that being said, the Hanover Grove Cooperative Board of Directors and Management have reached the decision to **maintain the current rates for carrying charges for the upcoming year.** Please understand that this decision was reached after careful consideration of all of the other cost increases that everyone has incurred over the course of the past several years. We understand that the cost of EVERYTHING continues to rise and we continue to strive daily to keep everyone's housing costs to a minimum.

Utilities, materials, taxes, insurance, gas, and almost everything else has risen in cost while the Hanover Grove Cooperative "carrying charges" have remained the same since November 1, 2019. Please understand that we cannot sustain this practice moving forward. I fully anticipate having to raise carrying charges in November 2023 and wanted to get the message out to the Membership here so everyone had advanced notice. Management and the Board of Directors understand that several of the Members here live on a fixed income and we are hoping that this advanced notice serves to assist members in budgeting for next year's carrying charge increase.

Please remember that with rising costs, we can all play a part in keeping this community affordable for the future. With water being our number one expense, please make sure to call in any leaking or dripping faucets to our Maintenance Department. Additionally, please ensure that your hose spigots have been turned off (inside of the unit) and that you have disconnected your hose from the spigot on the outside of your unit. This will prevent the pipe from potentially freezing and rupturing during the cold weather months and help to minimize water losses.

MANAGEMENT NEWS

I would also like to take this opportunity to remind everyone that per Hanover Grove's Rules and Regulations, all window air conditioning units must be removed prior to October 31, 2022. Additionally, Thanksgiving decorations may not be put up outside of your unit prior to Thursday, November 10th. While I can appreciate that members like to get into the holiday spirit, the rules regarding outside decorations at Hanover Grove Cooperative will be strictly enforced moving forward.

Lastly, I would like to encourage everyone who hasn't already signed up for our "One Call Now" program to do so prior to the snowfall season. Hanover Grove regularly utilizes this system to make announcements regarding snow removal here and we have found that it is extremely helpful to keep the Membership here informed. Please contact the office at (586) 293-5150 during regular business to get signed up if you haven't already done so.

Sincerely,

Jeffrey A. Primo, CMH

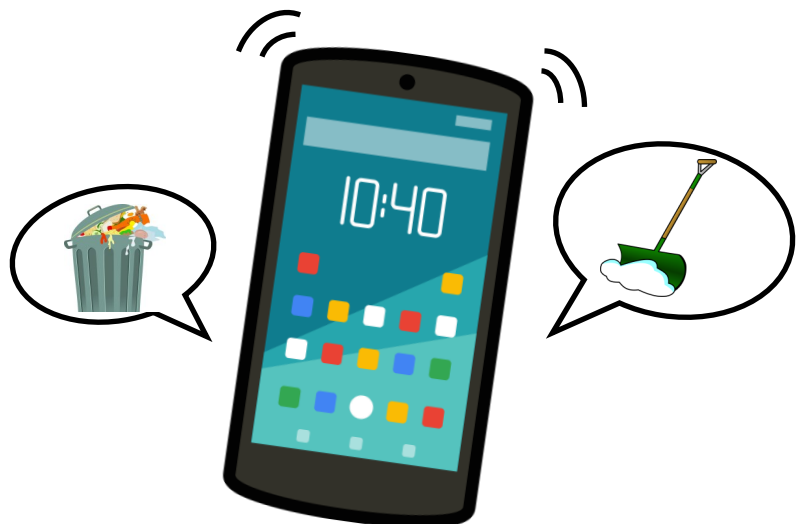
Property Manager – Hanover Grove Cooperative

One Call Now
POWERED BY ONSOLVE

Please contact the office if you would like to join our One Call Now Program

Get Notified about:

- Moving vehicles for snow removal.
- If garbage pick up is moved because of a holiday.
- When our commodities (free food) is open.
- And much more!



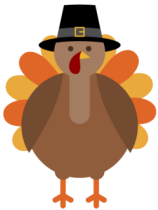
MANAGEMENT NEWS

ATTENTION RESIDENTS

**THE FOOD PANTRY IS ONLY OPEN TO DISTRIBUTE
FOOD WHEN THE BLUE AND WHITE SIGN IS OUT
FRONT OF THE GROVE GARAGE .**

**If you do not see the sign, they are not
distributing food at that time. Please do not
enter the garage or knock on the door.**

Thank you!



As a friendly reminder, please do not feed the animals (squirrels, birds, rabbits, etc...) around Hanover Grove. This could bring in other unwanted rodents and is against Hanover Grove policy.

**ATTENTION ALL HANOVER RESIDENTS: THE NEW
PURCHASE PRICE FOR GARBAGE BAGS WILL NOW BE
\$19.00 THANK YOU.**

MEMBER NEWS

A WARM WELCOME TO OUR NEWEST MEMBERS



Stephanie Kennedy and Family



Our prayers and sympathy go out to the families of:

Glen Kolman

John Vermeersch



ATTENTION RESIDENTS!

- Register your dog or cat before bringing an animal into your home. We only allow Service Animals and they must be Approved via the Board of Directors.
- Service animals, dogs or cats, must be kept on a leash not to exceed 6 feet.
- Make sure you pick up your dog's or cat's mess, whether walking your pet or cleaning up in your own yard. Pet messes must be picked up immediately.



Thank you.

ATTENTION RESIDENTS!

If you have a service animal and have not registered it for the 2022 year and are not up to date with your pet's vaccinations, please do so. Not doing so will result in fines.

Thank you.



NEXT COMMODITY PICK-UP (Schedule is weather permitting)



November 11, 2022 9am — 5pm

November 12, 2022 9am — 4pm

ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 61 HOURS OPENED: 5 TIMES

HOUSEHOLDS SERVED: 846 # OF PEOPLE: 320

SPECIAL EVENTS: NONE

All food will be passed out on a first-come, first-serve basis. Please practice social distancing.

Please make sure to sign up for ROBO Call to be informed!

In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.)

Any **family** who is interested in receiving food is welcome to come by the new garage any day that commodity pick up is scheduled!

This Is Per Family Only!! Any questions call 586-293-5150.

**FOCUS HOPE WILL BE DELIVERED ON
WEDNESDAY, NOVEMBER 9, 2022**

ATTENTION RESIDENTS

We are looking for volunteers to help us with commodities. Anyone interested please contact the office at 586-293-5150

Must be able to lift 20 lbs

Carla

MEMBER NEWS



Hanover Grove's Utility Costs for November 2022

Gas \$ 6,400.38
Water \$ 43,149.49

% of change from same month in 2021
Gas: +6.0% Water: +3.8%

Please help us reduce these costs by controlling usage and calling in work orders as needed. Thank you.

ATTENTION RESIDENTS



PLEASE CHECK THE NEWSLETTER EVERY MONTH FOR GARBAGE PICK UP DATES. GARBAGE IS TO BE PUT OUT IN BLACK TRASH BAGS ONLY, EVERY SUNDAY AND THURSDAY NIGHT AT 6PM FOR PICK UP THE NEXT MORNING. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.



WORD SEARCH

N V N W Y L D R R R Y F P C M M
 M C A S S E R O L E L T W P P C
 G R A V Y G F N R D I L G R U B
 M M W K H X R M A K M N Z Z M T
 N A Y L B T V E H D A K C N P L
 H P Y N C T R T Y Y F P R O K U
 S C Q F K B U T E N J Y A V I F
 M D O Z L O X K Q N W A N E N K
 I W K R M O R G L M J D B M P N
 R X Q Y N U W U L U B S E B I A
 G N L Q T U F E T T P R R E E H
 L P P Z K E C R R U T U R R J T
 I T W Q T T V O K A W H Y W B M
 P O T A T O E S P L K T R K L M
 M Z R T L L A F E I P N A C E P
 Q G N I V I G S K N A H T Y Z Q

AUTUMN

FALL

NOVEMBER

PUMPKINPIE

BREAD

FAMILY

PECANPIE

THANKFUL

CASSEROLE

GRATEFUL

PILGRIMS

THANKSGIVING

CORNUCOPIA

GRAVY

PLYMOUTH

THURSDAY

CRANBERRY

MAYFLOWER

POTATOES

TURKEY

RECIPES

Paula Deen's Corn Casserole



Prep: 5 Minutes

Cook Time: 55 Minutes

Total Time: 1 Hour



Prep: 10 Minutes

Cook Time: 28 Minutes

Total: 38 Minutes

Ingredients

- 1 1/8 cups creamed corn
- 2 cups whole kernel sweet corn, drained
- 1 cup Jiffy corn muffin mix
- 1 stick of butter, melted
- 1 cup sour cream
- 1 cup shredded cheddar cheese

Directions

1. Preheat oven to 350 degrees
2. In a large bowl, combine all ingredients except for the cheddar cheese. **Be sure to drain the whole kernel corn.**
3. Pour into a greased 9 x 13 casserole dish or 10 inch cast iron skillet.
4. Bake uncovered for 45 minutes
5. Top with shredded cheddar. Bake for an additional 10-15 minutes, until the top begins to brown.
6. Let stand for 5 minutes prior to serving.

Pumpkin Pie Bars

Ingredients

- 1/2 cup unsalted melted butter
 - 1/2 cup light brown sugar
 - 1 1/2 cup all purpose flour
 - 1/2 tsp baking soda
 - 1/2 tsp baking powder
 - 1/4 tsp salt
 - 1 tsp ground cinnamon
 - 1/4 tsp ground cloves
- For Filling:**
- 1 1/2 cups pumpkin pie mix (in can)
 - 1 large egg
 - 1/2 tsp pure vanilla extract

Directions

1. Prepare the 8" square pan by greasing the sides and the bottom. Line with parchment paper.
2. Preheat the oven to 375 degrees.
3. In a medium mixing bowl, whisk together flour, brown sugar, soda, baking powder, cinnamon, cloves, and salt.
4. Add melted butter and mix until crumbly dough forms. Reserve about 3/4 cups of the mixture for topping.
5. Press the remaining dough into prepared pan. Set aside.
6. Place all filling ingredients in a large mixing bowl of a stand mixer and mix until all combined.
7. Pour over crust. Sprinkle with topping mixture. Bake for 28-32 minutes until topping is golden brown.
8. Cool completely in pan. Cut into squares.

HAPPY ADS



WASHER / DRYER REPAIR ON MOST MAKE AND MODELS.

Call Dave Dressler
(586) 791-4466

	
Kelly Cares	
Kelly McClusky	
Owner/Operator	(248) 804-8702
Licensed and Insured	Kellycares81@gmail.com
Business/Residential	Callkellycares.weebly.com

Items For Sale:

Aprons by Pebbles
Men's, Women's, and Children's available
Half off aprons November/December only:
\$10 for Adults (originally \$20)
\$7.50 for children (originally \$15)
Buy for yourself or as a gift.
Takes cash, PayPal, or checks
Contact Sandy
(586) 935-7535
Instagram: @apronsbypebbles



If you want to put something in the newsletter, submit in writing by the 20th of each month to Emily's attention at the office or email her at: frontdesk@hanovergrove.com



HALL RENTAL INFO

Having A Party?



Rent the Banquet Hall or Lounge

BANQUET HALL	LOUNGE
Holds up to 100 people (fewer if you need a floor/room for	Holds up to 24 people
The Hall I	Lounge Includes:
Table	Chairs
Com	Ice Maker
Refrigerator	ave
Due	0
BALANCE	.00
P	.00
Rental	or to rent-
Security	er.
Total Due	
Must be p	Information:
Check or money	es not rent the Hall or
NO CASH	Lounge for Holidays or Eves

HALL AND LOUNGE CLOSED UNTIL FURTHER NOTICE

Your Security Deposit will be returned if the building is clean and in good condition when you leave and no rental Rules have been violated.

You **MUST** be a member of Hanover Grove Cooperative to rent the Lounge and/or the Banquet Hall. And you **MUST** be in attendance for the full duration of the rental event. NO EXCEPTIONS!

Hours: Mondays: 5:00 pm to 7:30 pm Saturdays: 10:00 am to 1:00 pm
Email: hallrental@hanovergrove.com

November 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
				Garbage out 6pm	Garbage pick up	
6	7	8	9	10	11	12
Garbage out 6pm	Garbage pick up			Garbage out 6pm	Commodities 9am-5pm Garbage pick up	Commodities 9am-4pm
13	14	15	16	17	18	19
Garbage out 6pm	Garbage pick up		Focus Hope WEATHER PERMITTING	Garbage out 6pm	Garbage pick up	
20	21	22	23	24	25	26
Garbage out 6pm	Garbage pick up				Garbage out 6pm	Garbage pick up
27	28	29	30			
Garbage out 6pm	Garbage pick up					